168.0	0004	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	929,400	/	929,400
USE VALUE:	929,400	/	929,400
ASSESSED:	929,400	/	929,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
126		CHARLTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEVY GREGORY &
Owner 2:	DEITRICH GRETCHEN
Owner 3:	
Street 1:	126 CHARLTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CONLON BARRY J & KATHLEEN M -
Owner 2:	-
Street 1:	126 CHARLTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,946 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1960, having primarily Vinyl Exterior and 2745 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4946.000	531,500		397,900	929,400
Total Card	0.114	531,500		397,900	929,400
Total Parcel	0.114	531,500		397,900	929,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 338.58 | /Parcel: 338.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	111239
GIS Ref	
GIS Ref	
Insp Date	08/02/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 168.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	531,500	0	4,946.	397,900	929,400	929,400	Year End Roll	12/18/2019
2019	101	FV	396,600	0	4,946.	397,900	794,500	794,500	Year End Roll	1/3/2019
2018	101	FV	396,600	0	4,946.	335,300	731,900	731,900	Year End Roll	12/20/2017
2017	101	FV	396,600	0	4,946.	306,900	703,500	703,500	Year End Roll	1/3/2017
2016	101	FV	331,800	0	4,946.	261,500	593,300	593,300	Year End	1/4/2016
2015	101	FV	323,800	0	4,946.	227,400	551,200	551,200	Year End Roll	12/11/2014
2014	101	FV	323,800	0	4,946.	210,300	534,100	534,100	Year End Roll	12/16/2013
2013	101	FV	323,800	0	4,946.	200,100	523,900	523,900		12/13/2012

!12994!

PRINT

Date	Time
12/11/20	03:00:34

LAST REV

Date	Time
08/30/18	11:24:47
apro	
12994	

USER DEFINED

Prior Id # 1:	111239
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONLON BARRY J	65926-331		8/17/2015		949,000	No	No		
FLORES MIGUEL A	22138-388		6/19/1992		154,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/22/2016	1558	Solar Pa	2,500	C				
5/5/2006	346	Addition	45,000			G7	GR FY07	ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2018	MEAS&NOTICE	BS	Barbara S
5/3/2016	Sales Review	PT	Paul T
12/18/2008	Info At Door	189	PATRIOT
12/21/1999	Mailer Sent		
12/13/1999	Measured	264	PATRIOT
7/26/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4946		Sq. Ft.	Site		0	70.	1.15	7									397,866						397,900	

Total AC/HA:	0.11354	Total SF/SM:	4946	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	397,866	Spl Credit		Total:	397,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.12297297
Const Adj.:	0.99989998
Adj $ / SQ:	140.358
Other Features:	118463
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	557084
Depreciation:	25626
Depreciated Total:	531458

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	6	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	6	M
Totals			
1	10	6	

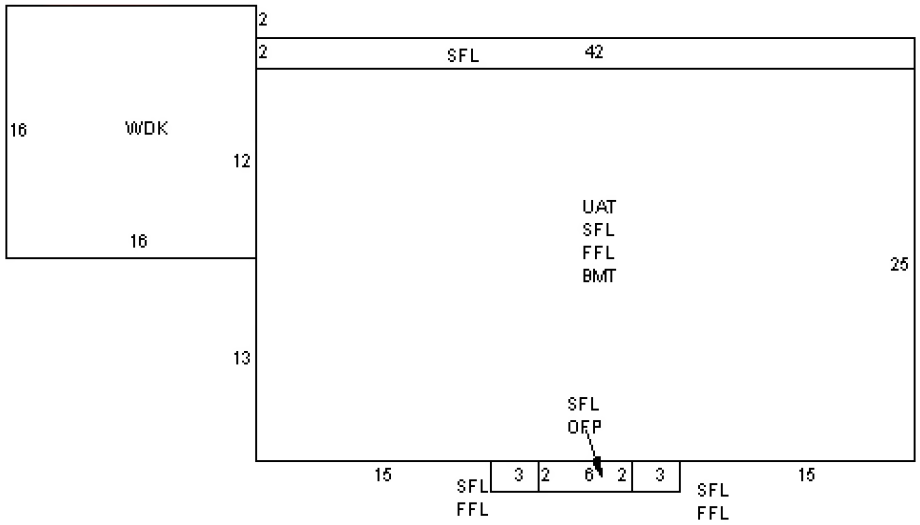
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	154.39
Special Features:	0	Val/Su Net:	139.83
Final Total:	531500	Val/Su SzAd	239.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,158	140.360	162,534
FFL	First Floor	1,062	140.360	149,060
BMT	Basement	1,050	55.790	58,582
UAT	Upper Attic	263	56.140	14,738
WDK	Deck	256	9.910	2,536
OFP	Open Porch	12	44.000	528

Net Sketched Area:	3,801	Total:	387,978
Size Ad	2220	Gross Are	4588	FinArea	2745
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

168.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	